US Army Corps of Engineers

MILCON Transformation Update

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MILCON Process Reinvention is…

- Greater emphasis on ***facility planning***
  - ***Project siting***
  - ***Master planning***
- ***Customer*** dictates facility requirements and standards
  - For the Army…Assistant Chief of Staff for Installation Management
- ***Standardization*** of facilities and processes
- The Corps ***changes*** the way it executes MILCON and BCA
- Execution of Army MILCON as a ***continuous building program***
- Expanded use of ***manufactured building solutions***
- Greater emphasis on partnering with all USACE customers and with ***industry***

"Quality facilities delivered in less time at lower cost"

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MILCON Transformation??

- **How**
  - Allow type I-V construction
  - Encourage pre-manufactured solutions
  - Use performance type contracts
  - Drive consistency
  - Utilize standard facilities
  - Capitalize on continuous building concepts
- **Objectives**
  - Reduce costs by 15%
  - Reduce time by 30%
  - Meet Army sustainability goals… LEED Silver, EPAC 2005, lower lifecycle costs
  - Deliver full project scope within Programmed Amount

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MT Model RFP….

Type V!

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MT Model RFP….

Type V!

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MILCON Transformation – Army Staff Perspective

- Three-part strategy to provide permanent facility solutions qui
- Planning Charettes – centrally managed/decentralized executi
- Best commercial practices/methods meeting functional & operational requirements
- Innovative/aggressive acquisition strategy and contracting mechanisms

USACE plays a key role rapidly transforming installations into "Flagships of Readiness" by implementing standard facilities that provide common capabilities & capacities Army-wide at costs that are predictable and consistent thereby maximizing Army MILCON TOA to "buy as much as possible"

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Success Is…

- 15% cost savings and 30% time savings
- Facilities with a 50 year life cycle
- Performance contracts for primary facilities provides a greater ability to absorb market vagaries
- Providing a **Complete** Brigade Combat Team complex in 15-24 months ($240 -300 million)
- Providing a **Quality** BCT within the 1391 Program Amounts
  - While lowering unit costs
  - Having ability to absorb detrimental market conditions
- Achieving Army **sustainability** standards
- Compliance with EPAC 2005
- Facility features based on life cycle cost analysis
- Continuing to meet Army/DoD **Small Business** requirements

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Major Factor for MT Success: Realignment of Centers of Standardization

- Eight (8) Centers of Standardization
- Implement functional and operational relevant standard facilities
- Roles determined by decision point in life-cycle of MILCON process
  - Develop functional and operational Army Standard Designs
  - Verify Army Standards are met ICW OACSIM-ARSTAF FDT
  - Traditional Planning, Programming, D-C support
  - Review and ensure compliance with Army Standards and Army Standard Design-Criteria for OACSIM
  - Review and concurrence of potential need for waiver request prior to Garrison submission
  - Technical Assessment of waiver requests
- Assist OACSIM with impact identification and recommended solutions for accelerated implementation on MCA program
- Refine follow-on functional and operational requirements with Army Functional Proponent

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Standardization Realignment – 6 March 2006

- **Huntsville Center (15)**
  - **Physical Fitness**
  - **Outdoor Sports Facility**
  - **Child Development (2)**
  - **Youth Activity Centers**
  - **Consolidated Fire, Safety and Security Facility**
  - **Fire Station**
  - **Army Community Service Center**
  - Bowling Center RFP
  - **Hazard Material Storage**
  - Close Combat Tactical Trainer
  - Mil. Ops. Urban Terrain Facility
  - Training Ranges
  - Battle Cmd Training Ctr.
  - Training Support Ctr.
  - **Medical Facilities**
- **Louisville District/LRD (2)**
  - **Army Reserve Centers**
  - Operational Readiness Training Complex
- **Norfolk District/NAD (7)**
  - General Instructional Facility
  - Classroom 21
  - **Enlisted personnel Dining Facility**
  - Mil. Entrance Processing Stations
  - **Family Housing RFP**
  - **Information Systems Facility**
  - **Criminal Investigation Facility**
- **Omaha District/NWD (2)**
  - **Religious Facilities**
  - **Access Control Points**

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Centers of Standardization Realignment - 6 March 2006

- **Mobile District/SAD (2)**
  - Aviation – Vertical Construction
  - 4 Star HQ Facility
- **Savannah District/SAD (6)**
  - Company Operations Facility
  - Tactical Equipment Maintenance
  - Brigade Operations Complex
  - Brigade/ Battalion HQ: Admin
  - Cmd./Control : UEy and Corps (UEx) HQ: Admin/Operations
  - Deployment Facility
- **Honolulu District/POD (2)**
  - **Unaccompanied Officers Quarters**
  - **Transient Officers Quarters**
- **Ft. Worth District/SWD (5)**
  - **Unaccompanied Enlisted Personnel Housing**
  - Basic Combat Training Complex/One Station Unit Trainee
  - Advanced individual Training Complex
  - **General Purpose Warehouse**
  - **Central Issue Warehouse**

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Product-Line Design/Build IDIQ Contracts

- Capitalizes on ***industry strengths*** and best practices
- Encourages ***non-traditional builders*** to compete
- Provides separable contract packages for ***small business opportunities*** and set-aside programs
- Provides repeat business ***incentive for good performance***
- Repetitive nature work ***reduces learning curve***, providing for lower cost, faster delivery and improved quality
- Facilitates incorporation of ***lessons learned*** into future task orders
- Maximizes ***sustainability opportunities***
- Allows supporting District to concentrate on one or two product lines and become the **expert within the region**

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The 3-Phase Solution

FY 06/07

Geographic Districts award contracts using the USACE design build Model RFP template.

- **Uses industry standard codes and processes**
- **Contains bubble diagrams of facility standards**
- **Follows implementation**

FY 08

Continue using Model RFP template and gather "best practices"

Stand up the COS

- **Convert bubble diagrams into standard plans and issue as D/B task order**
- **Implement regional SATOC contracts**
- **Move toward**

FY 09 +

Fully develop COS adapt-build

- **Complete 3-D BIM model designs**
- **Issue design-bid-build task orders**
- **Installation specific designs of the standard facility plan**

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What does this mean for Installations?

- Master planning and project phasing should consider the implications of this acquisition approach.
- Better control of project scoping and expected costs.
- Once standard design is developed, changes should be limited and may require approval of the Army Facility Standardization Committee.
- Design Build requires earlier submission of installation input.

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Resource Effectiveness / Lessons Learned

- 15 percent cost savings w/100 percent scope can be achieved as in the award of the following projects
  - ✓ Aviation Barracks, Ft Campbell
  - ✓ Permanent Party Barracks, Ft Knox
  - ✓ Division HQ & Sustainment Brigade HQ, Ft Riley
  - ✓ Unaccompanied Enlisted Personnel Housing and Tactical Vehicle Maintenance Facilities, Ft Bliss
  - ✓ Company Operations Facility and Barracks, Fort Carson
- Use of Model RFP can make a difference in achieving full scope (Consistency in acquisition across the Corps)
- Continue to change culture: Corps, Garrisons and the Contractors
- Continue to capture Lessons-Learned and adapt as we go

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Ft Bliss Conceptual Designs

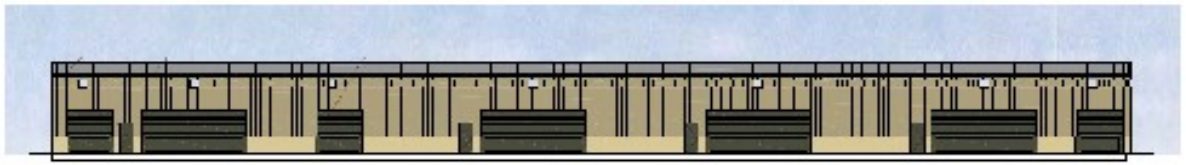
Brigade HQ

Dining Facility

TEMF

Barracks

Company Ops



Deployment Storage

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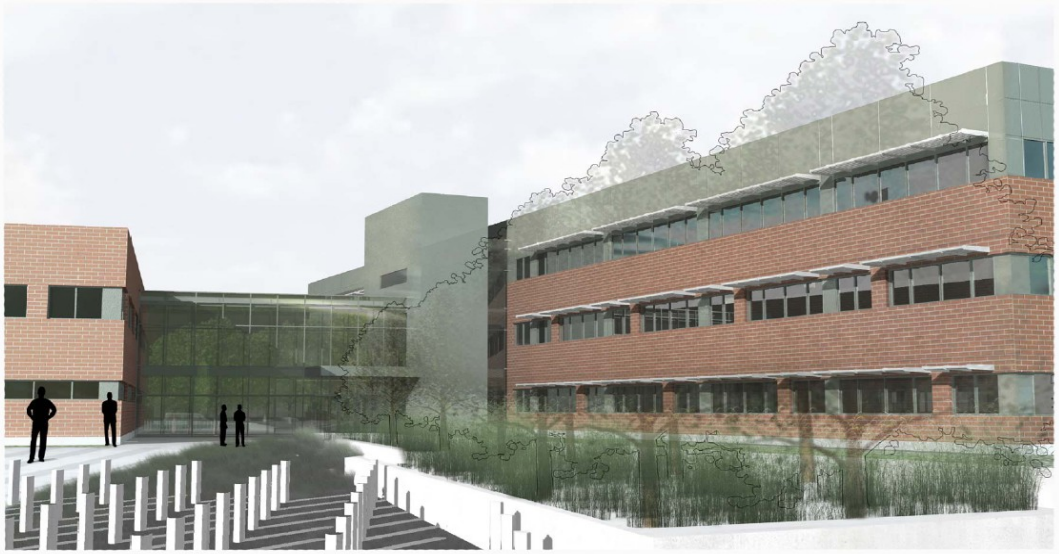
Fort Carson



VIEW OF ENTRY

VIEW FROM SOUTHWEST

VIEW FROM SOUTHEAST

VIEW FROM EAST

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In Summary …

- The process is on track:
  - in the implementation of MILCON Transformation – forming the plan/ standardizing acquisition capabilities.
  - in the development of standard designs (design models) in concert with the ACSIM
  - to meet the Army's needs

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Questions/Comments